

We the undersigned, being all parties having any record title interest in the real property being subdivided, do hereby consent to the preparation and recording of this Final Map. We also hereby dedicate to the public for street right-of-way and public utility purposes. Juniper Road and Juniper Court as so designated on this map, we hereby dedicate to the public for drainage purposes the easements so designated on this map. We also hereby dedicate to the public for sewer easements so designated on this map. We hereby acknowledge vehicular access to lots 27 through 30 may be from either Juniper Road or Juniper Court, although access to only one street shall be permitted. We also hereby dedicate to the Mammoth County Water District County Water District the water easements so designated on this map. We also reserve to ourselves, our heirs and assigns, certain private sit easements for the use and benefit of the present and future owners of the lots delineated on this map. We also hereby decide to the public the utility easements designated on this map. We also hereby decide to lots 3,4,8 and 9 of Tract 36-146:

Juniper Ridge Investors, a California limited partnership
Big Mountain Development Partners, a California general partnership
R.C. General Partner of Northern California, Inc., a California corporation
R.C. General Partner

Paul H. Storn
Paul H. Storn, Vice President

as to lot created per 365/41 O.R. within Lot 4 of Tract 36-146:
Mammoth County Water District:

James Kuykendall Don Lyster
James Kuykendall General Manager Don Lyster, M.C.W.D. Board President

As Trustee:
Title Insurance Company of California, trustee,
under Deed of Trust recorded in Book 554 of Page 319 of
Official Records of Mono County.

Sheriff M. Gore
Sheriff M. Gore, Assistant Secretary
State of California
County of MONO

On this 25 th. day of JULY 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Paul H. Storn, personally known to me or proved to me on the basis of satisfactory evidence to be the vice-president of Ryder Homes of Northern California, Inc., the person who executed the within instrument on behalf of said corporation, said corporation being known to me to be the general partner of Juniper Ridge Investors, a California limited partnership, said partnership being known to me to be the general partner of Juniper Ridge Investors, a California limited partnership, the limited partnership that executed the within instrument, and acknowledged to me that such corporation executed the same as such general partner and that such partnership executed the same as such general partner and that such limited partnership executed the same.

Witness my hand and official seal:

Deborah Ann Cove
Notary Public

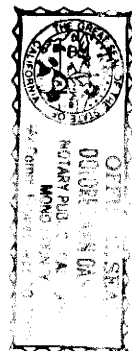


State of California
County of Mono

On this 1st day of August 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Don Lyster, James Kuykendall, personally known to me or proved to me on the basis of satisfactory evidence to be the President and General Manager of Mammoth County Water District, the agency known to me to be the person who executed the within instrument on behalf of said agency and acknowledged to me that such agency executed the same.

Witness my hand and official seal:

James Kuykendall
Notary Public



TRAID ENGINEERING CORP., MAMMOTH LAKES, CA.

State of California
County of Mono

On this 1st day of AUGUST 1990, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Jerry M. Gore, personally known to me or proved to me on the basis of satisfactory evidence to be the Assistant Secretary of Traid Title Insurance Company of California, the trustee that executed the within instrument on behalf of said beneficiary, said beneficiary being known to me to be the general partner of Juniper Ridge Investors, a California limited partnership, the limited partnership that executed the within instrument, and acknowledged to me that such company executed the same as trustee and that such association executed the same as beneficiary.

Witness my hand and official seal:

Charles Kroy
Notary Public



This Final Map has been examined by me, and the subdivision as shown is substantially the same as it appeared on the Tentative Map, and any approved alterations thereof. All provisions of the Subdivision Map act and any local ordinances applicable at the time of approval of the Tentative Map have been complied with, and I am satisfied the map is technically correct.

City Engineer

Charles Kroy
Charles Kroy R.C.E. 10508
date 8-16-90 by By - P.D.

I hereby certify that according to the records on file in this office that there are no liens against this subdivided property, and that there are no unpaid state, county, municipal, or local taxes or special assessments collected as taxes, except taxes or special assessments not yet payable. Taxes or special assessments collected as taxes which are a lien but not yet payable are estimated to be in the amount of \$15,223.00 for which receipt of good and sufficient security conditioned upon payment of these taxes is hereby acknowledged.

Shirley Cronney
Tax Collector

By: Shirley Cronney
Deputy Tax Collector
date 8/20/90

This Final Map has been reviewed by the undersigned and found to be in substantial conformance with the approved or the conditionally approved Tentative Map.

Therefore, in accordance with the provisions of the Mammoth Lakes code section 17.20.170, this map is hereby approved.

Said approval having been ratified by the Mammoth Lakes Planning Commission on: 1/25/90

William T. Tuck
William T. Tuck
date 3/16/90 City of Mammoth Lakes Planning Director

I hereby certify that the Mammoth Lakes Town Council at a regular meeting thereof, held on the 15th day of August 1990, by an order duly passed and entered, did approve Final Map 36-168 and did accept and approve on behalf of the public, the assessments on behalf of the public, the dedications for abandonment of rights of ingress/egress, and did also accept on behalf of the public, the Juniper tree easement, and did also accept on behalf of the public, the easements for road on the, and did also accept on behalf of the public, the utility easements, as shown on the.

date 8-16-90

Fern Cusworth
Fern Cusworth
Clerk to the Mammoth Lakes Town Council

I hereby certify that the Mammoth County Water District did accept D.V. the sewer easements, and did also accept the water easements as shown on the map, per M.C.W.D. resolution no. 07-19-90-14 at a regular meeting held on July 19, 1990 8/1/90
James Kuykendall
James Kuykendall, General Manager
date 8/1/90
Don Lyster
Don Lyster, M.C.W.D. Board President

Filed this 20th day of August 1990 at 2:39pm in Book 10 of Tract Maps of Page 20 of the request of Juniper Ridge Investors. Instrument no. 5928 fee 18.50

Fern Nelson
Mono County Recorder

Shirley Cronney
Deputy Mono County Recorder

I hereby certify that this Final Map and survey were made by me or under my direction; that the survey made during May, 1990 is true and complete as shown; that all monuments are of the character and occupy the positions indicated, or will be set in such positions on or before June, 1991, and that such monuments are sufficient to enable the survey to be retraced.

July 26, 1990
David A. Lowery, L.S. 587
Lic. exp. 9/30/90

An updated geotechnical investigation was prepared for the Juniper Ridge project by J.H. Kleinfelder and Associates on the 6th day of February, 1987, file: R-1421-14, under the signature of Chris D. Spennau, civil engineer, and is filed in the office of the Mammoth Lakes Building Department.

The signature of Southern California Edison Company owner of electrical easements as disclosed by deed recorded in Book 255 Page 364 omitted under the provisions of Section 66436 Subsection C-1 of the Subdivision Map Act.

The signature of Continental Telephone Company of California, owner of communications easements as disclosed by deed recorded in Book 139 Page 468 of Mono County, has been omitted under the provisions of Section 66436 Subsection C-1 of the Subdivision Map Act.

The signature of the City of Los Angeles Department of Parks and Recreation, owner of the waterline easement as disclosed by deed recorded in Book 111 Page 97 of Mono County, has been omitted under the provisions of Section 66436 Subsection C-1 of the Subdivision Map Act.

The signature of California Interstate Telephone Company, owner of the communications easement, as disclosed by deed recorded in Book 107 Pages 239 of Mono County, has been omitted under the provisions of Section 66436 Subsection C-1 of the Subdivision Map Act.

The signature of the United States of America, owner of the easement for construction of ditches or canals, as disclosed by deed recorded in Book 107 Page 232 of Mono County, has been omitted under the provisions of Section 66436 Subsection C-1 of the Subdivision Map Act.

FINAL MAP --- JUNIPER RIDGE
TRACT NO. 36-168
IN THE TOWN OF MAMMOTH LAKES
MONO COUNTY, CALIFORNIA

BEING A RESUBDIVISION OF A PORTION OF LOTS 3, 4, 8, AND 9 OF TRACT NO. 36-146 AS PER MAP RECORDED IN BOOK 10 OF TRACT MAPS AT PAGES 11 THROUGH 11G IN THE OFFICE OF THE MONO COUNTY RECORDER, LOCATED IN THE NORTHEAST QUARTER OF SECTION 4, T4S, R27E, M.D.B. &M.